

AMENDED BY ORDINANCE  
NO. 800515-E

ORDINANCE NO. 780316-B

AMENDED BY ORDINANCE  
NO. 800515-F

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) A 2.219-ACRE TRACT OF LAND, LOCALLY KNOWN AS 12902-12936 U. S. HIGHWAY 183 NORTH, FROM "A" RESIDENCE DISTRICT TO "GR" GENERAL RETAIL DISTRICT; AND,
  - (2) A .49-ACRE TRACT OF LAND, LOCALLY KNOWN AS 6401 HUDSON STREET AND ALSO BOUNDED BY ED BLUESTEIN BOULEVARD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - (3) A 1.369-ACRE TRACT OF LAND, LOCALLY KNOWN AS 13700-13712 U. S. HIGHWAY 183 AND 10000-10002 HIDDEN MEADOWS DRIVE, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - (4) LOTS 16 AND 17, MAIRS SUBDIVISION, LOCALLY KNOWN AS 1004-1010 WHEELLESS STREET AND 1005-1011 LYDIA STREET, FROM "C" COMMERCIAL DISTRICT TO "A" RESIDENCE DISTRICT; AND,
  - (5) A 1.32-ACRE TRACT OF LAND, LOCALLY KNOWN AS 1506, 1509 AND 1516 PARKWAY; AND 1104, 1106 AND 1117 ENFIELD ROAD, FROM "B" RESIDENCE DISTRICT TO "A" RESIDENCE DISTRICT; AND,
  - (6) THE WEST 15.5 FEET OF LOT 2 AND THE EAST 34.5 FEET OF LOT 3, OUTLOTS 4 AND 5, DIVISION E, BURLAGE SUBDIVISION, LOCALLY KNOWN AS 815 WEST 11TH STREET, FROM "B" RESIDENCE DISTRICT TO "O" OFFICE DISTRICT; AND,
  - (7) TRACT 1: A 0.425-ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - TRACT 2: A 17.896-ACRE TRACT OF LAND, SAVE AND EXCEPT THE SOUTH 325 FEET, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - TRACT 3: SAVE AND EXCEPT THE SOUTH 325 FEET OF A 17.896-ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; ALL OF SAID PROPERTY BEING LOCALLY KNOWN AS 700-800 BLOCK OF WILLIAM CANNON DRIVE AND 6600-6724 SOUTH INTERSTATE HIGHWAY 35; AND,
  - (8) A 9.93-ACRE TRACT OF LAND, LOCALLY KNOWN AS 3401 ED BLUESTEIN BOULEVARD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - (9) A 7.54-ACRE TRACT OF LAND, LOCALLY KNOWN AS THE REAR OF 5717 CIRCLE S ROAD, FROM INTERIM "A" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "DL" LIGHT INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT; AND,
  - (10) LOT 8, OUTLOT 23 1/2, DIVISION D, LOUIS HORST ADDITION, ORIGINAL CITY OF AUSTIN, LOCALLY KNOWN AS 2102 NUECES STREET (RUTHERFORD HOME), FROM "B" RESIDENCE DISTRICT TO "B-H" RESIDENCE-HISTORIC DISTRICT;
- ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

AMENDED BY ORDINANCE  
NO. 800515-G

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the following property, to-wit:

- (1) From "A" Residence District to "GR" General Retail District on the property described in File C14-78-001, to-wit:

A 2.219-acre tract of land out of the Henry Rhodes Survey, Abstract #552, in Williamson County, Texas; said 2.219-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the southwest right-of-way line of U. S. Highway 183, at the most easterly northeast corner of Lot 34 of Sonesta West Section 1, a subdivision of record in Book 71, at Page 66, of the Plat Records of Travis County, Texas;

THENCE with the southwest line of U. S. Highway 183, S 59° 08' E 460.67 feet to a concrete monument found at the most northerly corner of an 18.26-acre tract of land described in a deed to John P. Nieman, of record in Volume 553, at Page 229, of the Deed Records of Williamson County, Texas;

THENCE with the north line of the said Nieman tract, S 71° 05' W 421.35 feet to an iron stake found at the most westerly corner of said 18.26-acre tract;

THENCE N 19° 25' W at 3.43 feet pass the most easterly corner of said Lot 34 of Sonesta West Section 1, in all a distance of 348.49 feet to an iron stake at an interior ell corner of said Lot 34 for the most westerly corner of this tract;

THENCE N 69° 36' E 129.65 feet to the PLACE OF BEGINNING, locally known as 12902-12936 U. S. Highway 183 North, in the City of Austin, Travis County, Texas; and,

- (2) From Interim "A" Residence, Interim First Height and Area District to "C" Commercial, First Height and Area District on the property described in File C14-78-006, to-wit:

A .49-acre tract of land out of the J. C. Tannehill League (Tract 6), a subdivision in the City of Austin, Travis County, Texas, according to a map or deed of record in Volume 4285, at Pages 182-184, of the Deed Records of Travis County, Texas,

locally known as 6401 Hudson Street, and also bounded by Ed Bluestein Boulevard, in the City of Austin, Travis County, Texas; and,

- (3) From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District on the property described in File C14-78-007, to-wit:

A 1.369-acre tract of land out of the William Frampton Survey in Williamson County, Texas, said 1.369-acre tract being a portion of that tract once conveyed to E. W. Wupperman by deed recorded in Volume 549, Page 458, of the Deed Records of Williamson County, Texas; said 1.369-acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found at the most northerly corner of Hidden Meadows, a subdivision in Williamson County, Texas, of record in Plat Book 8, Pages 27-28, of the Plat Records of Williamson County, Texas. Said point of beginning also being the point of intersection of the westerly right-of-way line of U. S. Highway 183 and the northerly right-of-way line of Hidden Meadows Drive;

THENCE S 53° 29' W, (recorded S 52° 58' W) 160.07 feet along the common boundary between the said Hidden Meadows Drive and the herein described tract to a point;

THENCE through the interior of the said Wupperman tract, the following three (3) courses.

(1) N 16° 05' W, 396.08 feet to a point;

(2) An arc distance of 142.82 feet along a curve whose elements are  $I = 30^\circ 18' 28''$ ,  $R = 270.00'$ ,  $T = 73.12'$ , and whose long chord bears N 56° 39' E 141.14 feet to a point;

(3) S 63° 04' E 21.26 feet to a point on the said westerly right-of-way line of U. S. Highway 183;

THENCE S 16° 05' E 368.46 feet along a curve whose radius = 5629.65 feet along the westerly right-of-way line of U. S. Highway 183 to the PLACE OF BEGINNING,

locally known as 13700-13712 U. S. Highway 183 and 10000-10002 Hidden Meadows Drive, in the City of Austin, Travis County, Texas; and,

- (4) From "C" Commercial District to "A" Residence District on the property described in File C14-78-008, to-wit:

Lots 16 and 17, Mairs Subdivision, a subdivision in the City of Austin, Travis County, Texas,

locally known as 1004-1010 Wheelless Street and 1005-1011 Lydia Street, in the City of Austin, Travis County, Texas; and,

- (5) From "B" Residence District to "A" Residence District on the property described in File C14-78-009, to-wit:

An approximate 1.32-acre tract of land, being comprised of six tracts of land; said six tracts of land being more particularly described by metes and bounds as follows:

Tract 1: A 0.24 of one acre of land, same being out of and a part of Lot 33, Enfield A, a subdivision in the City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which Lot 33 was conveyed to the City of Austin, a municipal corporation, by warranty deed dated July 31, 1968, of record in Volume 3513, at Page 298, of the Deed Records of Travis County, Texas; said 0.24 of one acre of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the northeast corner of the herein described tract of land, same being the northeast corner of said Lot 33, same being the northwest corner of Lot 34 in said Enfield A, same also being a point on the south line of Enfield Road;

THENCE with the east line of said Lot 33, same being the west line of said Lot 34, S 27° 23' 10" W 129.19 feet to an iron pin set at the most southerly corner of said Lot 33, same being the most westerly corner of said Lot 34, same also being the southerly corner of the herein described tract of land, and which point is in the east line of Windsor Road;

THENCE with the west or southwest line of said Lot 33, same being said east line of Windsor Road, N 28° 20' 50" W 113.33 feet to the point of curvature of a curve having an angle of intersection of 42° 18' 50", a radius of 65.00 feet and a tangent distance of 25.16 feet;

THENCE along said curve to the right an arc distance of 48.00 feet, the long chord of which arc bears N 07° 11' 34" W 46.92 feet to the point of compound curvature between the aforementioned curve and another curve to the right having an angle of intersection of 105° 50' 28", a radius of 25.00 feet and a tangent distance of 33.08 feet;

THENCE along said curve to the right an arc distance of 46.18 feet, the long chord of which arc bears N 66° 53' 26" E 39.89 feet to the point of tangency of said curve, same being a point in the south line of Enfield Road;

THENCE with the north line of the aforesaid Lot 33, same being said south line of Enfield Road, S 60° 10' 50" E 95.00 feet to the point of beginning; and,

TRACT 2: 0.34 of one acre of land, same being out of and a part of that certain tract of land out of Lots 30 and 31, Enfield A, a subdivision in the City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which tract of land was conveyed to the City of Austin, a municipal corporation, by the following two (2) warranty deeds: (1) Dated January 28, 1966, of record in

Volume 3078, at Page 2153, of the Deed Records of Travis County, Texas; and (2) Dated June 6, 1966, of record in Volume 3140, at Page 706, of the Deed Records of Travis County, Texas; said 0.34 of one acre of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of the herein described tract of land, same being a point in the east line of that certain tract of land which was conveyed to the City of Austin, a municipal corporation, by warranty deed dated March 25, 1968, of record in Volume 3451, at Page 577 of the Deed Records of Travis County, Texas, same being the most easterly west line of said City of Austin tract of land as described in Volume 3140, at Page 706, of the Deed Records of Travis County, Texas, which point of beginning is in the proposed north line of West 15th Street, and from which point of beginning an iron pin found at the southwest corner of said Lot 30 bears S 80° 53' 46" W 110.72 feet and S 00° 24' 00" E 19.55 feet;

THENCE with said east line of the City of Austin tract of land as described in Volume 3451, at Page 577, same being said most easterly west line of the City of Austin tract of land as described in Volume 3140, at Page 706, N 00° 17' 33" W 94.15 feet to an iron pin found at the northwest corner of the herein described tract of land, same being the most northerly northwest corner of said City of Austin tract of land as described in Volume 3140, at Page 706;

THENCE with the most northerly north line of said City of Austin tract of land as described in Volume 3140, at Page 706, and the north line of aforesaid City of Austin tract of land described in Volume 3078, at Page 2153, S 89° 52' 23" E 173.30 feet to the northeast corner of the herein described tract of land, same being the northeast corner of said City of Austin tract of land as described in Volume 3078, at Page 2153, same also being a point in the east line of the aforesaid Lot 31, same being the west line of Parkway;

THENCE with said east line of Lot 31, same being said west line of Parkway, S 00° 08' 35" W 79.52 feet to the southeast corner of the herein described tract of land, same being a point in the proposed north line of West 15th Street, same being a line one hundred (100.00) feet north of and parallel to the proposed baseline of West 15th Street as shown in the records of the Engineering Department of the City of Austin;

THENCE with said proposed north line of West 15th Street, same being said line one hundred (100.00) feet north of and parallel to the proposed baseline of West 15th Street, S 85° 39' 35" W 159.49 feet to a point;

THENCE continuing with the proposed north line of West 15th Street, S 80° 53' 46" W 13.76 feet to the point of beginning; and,

TRACT 3: Being all of the south 43 feet of Lot 6 and the north 13 feet of Lot 7, Enfield X, a subdivision in the City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which south 43 feet of Lot 6 and the north 13 feet of Lot 7 were conveyed to the City of Austin, a municipal

corporation, by warranty deed dated May 26, 1967, of record in Volume 3299, at Page 2046, of the Deed Records of Travis County, Texas; and,

TRACT 4: 9,076 square feet of land, same being out of and a part of that certain tract of land out of Lots 26 and 27, Enfield A, a subdivision in the City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which tract of land was conveyed to the City of Austin, a municipal corporation, by the following two (2) warranty deeds: (1) Dated January 24, 1966, of record in Volume 3075, at Page 519, of the Deed Records of Travis County, Texas; and (2) Dated February 24, 1966, of record in Volume 3097, at Page 1620, of the Deed Records of Travis County, Texas; said 9,076 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found at the southeast corner of the herein described tract of land, same being the southeast corner of said Lot 27, same also being the southwest corner of Lot 28, in said Enfield A, which point of beginning is in the north line of Enfield Road, and from which point of beginning an iron pipe found at the southeast corner of Lot 29 bears S 60° 19' 31" E 95.38 feet and S 59° 53' 18" E 145.91 feet;

THENCE with the south line of said Lot 27, same being said north line of Enfield Road in a westerly direction with the following two (2) courses:

(1) N 60° 35' 41" W 75.18 feet to an iron pin found;

(2) N 60° 11' 16" W 17.08 feet to the point of curvature of a curve having an angle of intersection of 57° 29' 12", a radius of 15.00 feet and a tangent distance of 8.23 feet;

THENCE along said curve to the right an arc distance of 15.05 feet, the long chord of which arc bears N 31° 26' 47" W 14.43 feet to the point of compound curvature between the aforementioned curve and another curve to the right having an angle of intersection of 83° 36' 10", a radius of 35.00 feet and a tangent distance of 31.30 feet;

THENCE along said curve to the right an arc distance of 51.07 feet, the long chord of which arc bears N 39° 05' 44" E 46.66 feet to the point of tangency of said curve, same being a point in the proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street in an easterly direction with the following two (2) courses:

(1) N 80° 53' 46" E 60.21 feet to a point;

(2) S 84° 58' 34" E 56.91 feet to the northeast corner of the herein described tract of land, same being a point in the east line of the aforesaid Lot 27, same being the west line of the aforesaid Lot 28;

THENCE with said east line of Lot 27, same being said west line of Lot 28, S 30° 23' 00" W 114.13 feet to the point of beginning;

THERE IS TO BE RETAINED, however, a wastewater easement in, upon and across 14 square feet of land out of the above described tract of land, said 14 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract of land, same being a point in the east line of said Lot 27, same also being in the west line of said Lot 28, and from which point of beginning the northeast corner of said Lot 27, bears N 30° 23' 00" E 73.54 feet;

THENCE with said east line of Lot 27, same being said west line of Lot 28, S 30° 23' 00" W 7.82 feet to the most southerly corner of the herein described tract of land;

THENCE, N 04° 18' 40" W 6.43 feet to the northwest corner of the herein described tract of land;

THENCE, N 85° 41' 20" E 4.45 feet to the point of beginning; and,

THERE IS TO BE RETAINED, however, an electric easement in, upon and across 223 square feet of land out of the above described tract of land, said 223 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract of land, same being the intersection of the proposed south line of West 15th Street with the east line of the aforesaid Lot 27, same being the west line of the aforesaid Lot 28, and from which point of beginning the northeast corner of said Lot 27, bears N 30° 23' 00" E 62.59 feet;

THENCE with said east line of Lot 27, same being said west line of Lot 28, S 30° 23' 00" W 8.50 feet to the southeast corner of the herein described tract of land;

THENCE, N 13° 17' 26" E 4.91 feet to an interior ell corner of the herein described tract of land;

THENCE, S 88° 55' 26" W 46.78 feet to the southwest corner of the herein described tract of land;

THENCE, N 01° 04' 34" W 5.00 feet to the northwest corner of the herein described tract of land;

THENCE, N 88° 55' 26" E 26.61 feet to a point in the aforesaid proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 23.53 feet to the point of beginning; and,

TRACT 5: 0.25 of one acre of land, same being out of and a part of that certain tract of land out of Lots 28 and 29, Enfield A, a subdivision in the

City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which tract of land was conveyed to the City of Austin, a municipal corporation, by the following two (2) warranty deeds: (1) Dated June 25, 1965, of record in Volume 2982, at Page 800, of the Deed Records of Travis County, Texas; and (2) Dated March 17, 1966, of record in Volume 3101, at Page 1411, of the Deed Records of Travis County, Texas; said 0.25 of one acre of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the herein described tract of land, same being the southeast corner of said Lot 28, same also being the southwest corner of said Lot 29, which point of beginning is the most westerly southeast corner of said City of Austin tract of land, same being the southwest corner of that certain tract of land which was conveyed to R. L. Porter, Jr., by warranty deed dated October 18, 1958, of record in Volume 2285, at Page 265, of the Deed Records of Travis County, Texas, which point of beginning is in the north line of Enfield Road, and from which point of beginning, an iron pipe found at the southeast corner of said Lot 29 bears S 59° 53' 18" E 145.91 feet;

THENCE with the south line of said Lot 28, same being said north line of Enfield Road, N 60° 19' 31" W 95.84 feet to an iron pipe found at the southwest corner of the herein described tract of land, same being the southwest corner of said Lot 28, same also being the southeast corner of Lot 27 in said Enfield A;

THENCE with the west line of said Lot 28, same being the east line of said Lot 27, N 30° 23' 00" E 114.13 feet to the northwest corner of the herein described tract of land, same being a point in the proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 76.72 feet to the northeast corner of the herein described tract of land;

THENCE, S 20° 04' 43" W at 44.14 feet passing an iron pin found at the northwest corner of the aforesaid Porter tract of land, same being a point in the most southerly east line of the aforesaid City of Austin tract of land, in all a distance of 148.20 feet to the point of beginning; and,

THERE IS TO BE RETAINED, however, a wastewater easement in, upon and across 804 square feet of land out of the above described tract of land, said 804 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract of land, same being the aforesaid northeast corner of the above described tract of land, same also being a point in the proposed south line of West 15th Street, and from which point of beginning the northeast corner of the aforesaid Lot 29, bears S 84° 58' 34" E 75.03 feet, and N 00° 14' 40" W 38.04 feet;

THENCE, S 20° 04' 43" W 7.21 feet to the southeast corner of the herein described tract of land;

THENCE, S 85° 41' 20" W 83.41 feet to the southwest corner of the herein described tract of land;



THENCE, N 04° 18' 40" W 3.57 feet to a point in the aforesaid west line of Lot 28, same being a point in the east line of the aforesaid Lot 27;

THENCE with said west line of Lot 28, same being said east line of Lot 27, N 30° 23' 00" E 7.82 feet to the northwest corner of the herein described tract of land;

THENCE, N 85° 41' 20" E 61.05 feet to a point in the aforesaid proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 21.16 feet to the point of beginning; and,

THERE IS TO BE RETAINED, however, an electric easement in, upon and across 190 square feet of land out of the above described tract of land, said 190 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the herein described tract of land, same being the intersection of the proposed south line of West 15th Street with the west line of the aforesaid Lot 28, same being the east line of the aforesaid Lot 27, and from which point of beginning the northwest corner of said Lot 28 bears N 30° 23' 00" E 62.59 feet;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 2.53 feet to the northeast corner of the herein described tract of land;

THENCE, S 13° 17' 26" W 40.36 feet to the southeast corner of the herein described tract of land;

THENCE, N 76° 42' 34" W 5.00 feet to the southeast corner of the herein described tract of land;

THENCE, N 13° 17' 26" E 31.87 feet to a point in the aforesaid west line of Lot 28, same being in the aforesaid east line of Lot 27;

THENCE with said west line of Lot 28, N 30° 23' 00" E 8.50 feet to the point of beginning; and,

TRACT 6: 5,234 square feet of land, same being out of and a part of that certain tract of land out of Lots 28 and 29, Enfield A, a subdivision in the City of Austin, Travis County, Texas, of record in Book 3, at Page 44, of the Plat Records of Travis County, Texas, which certain tract of land was conveyed to the City of Austin, a municipal corporation, by warranty deed dated June 25, 1965, of record in Volume 2982, at Page 800, of the Deed Records of Travis County, Texas; said 5,234 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the herein described tract of land, same being the southeast corner of said City of Austin tract of land, same also

being the most easterly northeast corner of that certain tract of land which was conveyed to R. L. Porter, Jr., by warranty deed dated October 18, 1958, of record in Volume 2285, at Page 265, of the Deed Records of Travis County, Texas, which point of beginning is in the east line of said Lot 29, same being the west line of Parkway, and from which point of beginning an iron pipe found at the southeast corner of said Lot 29 bears S 00° 06' 15" E 113.78 feet;

THENCE with the south line of said City of Austin tract of land, same being the north line of said Porter tract of land, in a westerly direction with the three (3) courses:

(1) N 76° 17' 20" W 29.99 feet to an iron pin found;

(2) N 08° 37' 22" W 38.57 feet to an iron pin found;

(3) N 77° 50' 58" W 56.64 feet to an iron pin found at the most westerly southwest corner of the herein described tract of land, same being a point in the west line of said City of Austin tract of land, same being the east line of that certain tract of land which was conveyed to the City of Austin, a municipal corporation, by warranty deed dated March 17, 1966, of record in Volume 3101, at Page 1411 of the Deed Records of Travis County, Texas, and which point is the northwest corner of said Porter tract of land;

THENCE with said west line of the City of Austin tract of land, as described in Volume 2982, at Page 800, same being said east line of the City of Austin tract of land as described in Volume 3101, at Page 1411, N 20° 04' 43" E, at 16.45 feet passing an interior ell corner of said City of Austin tract of land described in Volume 2982, at Page 800, same also being an exterior ell corner of said City of Austin tract of land described in Volume 3101, at Page 1411, in all a distance of 44.14 feet to the northwest corner of the herein described tract of land, same being a point in the proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 75.03 feet to the northeast corner of the herein described tract of land, same being a point in the aforesaid east line of Lot 29, same being the aforesaid west line of Parkway;

THENCE with said east line of Lot 29, same being said west line of Parkway, S 00° 14' 40" E 92.05 feet to the point of beginning; and,

THERE IS TO BE RETAINED, however, a wastewater easement in, upon and across 140 square feet of land out of the above described tract of land, said 140 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the herein described tract of land, same being the aforesaid northwest corner of the above described tract of land, and which point of beginning is in the proposed south line of West 15th Street;

THENCE with said proposed south line of West 15th Street, S 84° 58' 34" E 40.49 feet to the most easterly corner of the herein described tract of land;

THENCE, S 85° 41' 20" W 42.93 feet to the southwest corner of the herein described tract of land, same being a point in the most northerly west line of the above described tract of land;

THENCE with said most northerly west line of the above described tract of land, N 20° 04' 43" E 7.21 feet to the PLACE OF BEGINNING,

locally known as 1506, 1509 and 1516 Parkway; and 1104, 1106 and 1117 Enfield Road, in the City of Austin, Travis County; and

- (6) From "B" Residence District to "O" Office District on the property described in File C14-78-002, to-wit:

The west 15.5 feet of Lot 2, and the east 34.5 feet of Lot 3, Outlot 4 and 5, Division E, Burlage Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to a map or deed of record in Volume 793, at Page 255, of the Deed Records of Travis County, Texas,

locally known as 815 West 11th Street, in the City of Austin, Travis County, Texas; and,

- (7) From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District and "C" Commercial, First Height and Area District on the property described in File C14-78-011, to-wit:

TRACT 1: 0.425 of one acre of land, being a portion of the William Cannon League Survey #19, Abstract #6, in Travis County, Texas, and being composed of the following tracts: being a part of that tract of land described as 2.88 acres and designated as Tract No. 2, and being a part of that tract of land described as 1.80 acres and designated as Tract No. 3 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, at Page 73, Travis County Deed Records, said tracts being a portion of that 131 2/3 acre tract out of the William Cannon League Survey #19, described in a deed from Maude M. Dickinson, individually and as independent executrix of the Estate of B. S. Dickinson to Horace Walker as recorded in Volume 543, Page 503, Travis County Deed Records, said Tract No. 2 of 2.88 acres and said Tract No. 3 of 1.80 acres being a portion of that 22.78 acre tract out of the said 131 2/3 acre tract described in a deed from Mrs. Ellen Powell to B. E. Glenn as recorded in Volume 1453, Page 126, Travis County Deed Records, said 0.425 of one acre being a portion of that 19.556 acre tract conveyed to Hudson Properties in Volume 4930, Page 860, Travis County Deed Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at corner of fence at the northeast corner of a 2.88 acre tract designated as Tract No. 2 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records, and being also at the northeast corner of that 19.556 acre tract conveyed to Hudson Properties in Volume 4930, Page 860, Travis County Deed Records, and being also at the most easterly north corner of that 1.23 acre tract described as Number Three in a deed from Hudson Properties to the City of Austin in Volume 5172, Page 1055, Travis County Deed Records, said iron stake being also at the southeast corner of the W. C. Trousdale tract described in Volume 2257, Page 367, Travis County Deed Records, said beginning iron stake being in a west line of Old Lockhart Highway (Bluff Springs Road), said beginning iron stake being also in the most northerly east line of the B. E. Glenn 22.78 acre tract described in Volume 1453, Page 126, Travis County Deed Records, as used upon the ground;

(1) THENCE with the most northerly west line of the said 1.23 acre tract described as Number Three in said deed to the City of Austin in Volume 5172, Page 1055, Travis County Deed Records, S 21° 07' W 136.70 feet to a concrete monument at the intersection of the west line of the Old Lockhart Highway with the north line of William Cannon Drive, said concrete monument being an interior corner of the said 1.23 acre tract;

(2) THENCE with the north line of William Cannon Drive, being also the north line of the said 1.23 acre tract, N 68° 53' W 239.08 feet to an iron stake in the north line of a 1.80 acre tract described as Tract No. 3 in said deed to Austin Catering Service, Inc., and Will Thurman, Jr., in Volume 3836, Page 73, Travis County Deed Records, being also a south line of the said Trousdale tract described in Volume 2257, Page 367, Travis County Deed Records, said iron stake being also the most westerly north corner of the said 1.23 acre tract and the most easterly corner of a 0.85 of one acre tract conveyed to the City of Austin in Volume 5158, Page 2060, Travis County Deed Records;

(3) THENCE with a fence along the north line of said Tract No. 3 of 1.80 acres, being also a south line of the said Trousdale property, N 67° 32' E 65.52 feet to an iron stake found at the end of a wooden fence at the northeast corner of said Tract No. 3 of 1.80 acres and the northwest corner of Tract No. 2 of 2.88 acres;

(4) THENCE with a wooden fence along the north line of said Tract 2 of 2.88 acres, being also a south line of said Trousdale property, N 85° 35' E 212.33 feet to the Place of Beginning; and,

Tract 2: 17.896 acres of land, SAVE AND EXCEPT the south 325 feet, out of the William Cannon League Survey #19, Abstract #6, in Travis County, Texas, and being composed of the following tracts: Being all of that tract of land described as 11.9 acres and designated as Tract No. 1, being part of that tract of land described as 2.88 acres and designated as Tract No. 2, and being part of that tract of land described as 1.80 acres and designated as Tract No. 3 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records, and being all of that tract of land described as 2.50 acres more or less, in a deed from Alex Appelwhite to Austin Catering Service, Inc., as recorded in Volume 4095, Page 1814, Travis County

Deed Records, and being all of that tract of land described as 2.45 acres more or less, in a deed from J. C. Roy Jones to Austin Catering Service, Inc., as recorded in Volume 3827, Page 2200, Travis County Deed Records, said tracts being a portion of that 131 2/3 acre tract out of the William Cannon League Survey #19, described in a deed from Maude M. Dickinson, individually and as independent executrix of the Estate of B. S. Dickinson to Horace Walker as recorded in Volume 543, Page 503, Travis County Deed Records, said Tract No. 1 described as 11.9 acres, said Tract No. 2 of 2.88 acres and said Tract No. 3 of 1.80 acres being a portion of a 22.78 acre tract out of the said 131 2/3 acre tract as described in a deed from Mrs. Ellen Powell to B. E. Glenn as recorded in Volume 1453, Page 126, Travis County Deed Records, said 2.50 acres tract and said 2.45 acre tract being a portion of a 5.0 acre tract out of the said 131 2/3 acre tract, as described in a deed to Fox Schmidt Company as recorded in Volume 2726, Page 164, Travis County Deed Records; said 17.896 acres being a portion of that 19.556 acre tract conveyed to Hudson Properties in Volume 4930, Page 860, Travis County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument at the northeast corner of Lot 22, Block B of Circle "S" Ridge, Section One, a subdivision of a portion of the William Cannon League Survey #19 in Travis County, Texas, as shown on a map or plat which is recorded in Plat Book 4, Page 285, Travis County Plat Records, being also the northeast corner of Lot 3 of the Resubdivision of Lot 21 and the north part of Lot 22 of Block B, Circle "S" Ridge, Section One, as shown on a map of record in Plat Book 6, Page 137, Travis County Plat Records, said concrete monument being also the southeast corner of that 2.45 acre tract out of the William Cannon League Survey #19 described in a deed from J. C. Roy Jones to Austin Catering Service, Inc., as recorded in Volume 3827, Page 2200, Travis County Deed Records, said 2.45 acre tract being out of that 5.0 acre tract conveyed to Fox Schmidt Company in Volume 2726, Page 164, Travis County Deed Records, said 5.0 acre tract being a portion of a 131 2/3 acre tract described in a deed from Maude M. Dickinson, individually and as independent executrix of the Estate of B. S. Dickinson to Horace Walker as recorded in Volume 543, Page 503, Travis County Deed Records, said concrete monument being in the west right-of-way line of South Interregional Highway or Interstate Highway #35;

THENCE with the south line of the said 2.45 acre tract, being also with the north line of Lots 22, 21, 20, 19, 18, 17, 16 and a portion of the north line of Lot 15, Block B, Circle "S" Ridge, Section One, being also with the north line of said Lot 3 of said Resubdivision of Lot 21 and the north part of Lot 22, and being also with the north line of Lot A of the Resubdivision of Lot 18, Block B of Circle "S" Ridge, Section One, as recorded in Plat Book 51, Page 2, Travis County Plat Records, courses numbered 1-8 inclusive, as follows:

(1) N 62° 16' W 126.77 feet to an iron stake found at the northwest corner of said Lot 22 and the northeast corner of said Lot 21;

(2) N 62° 08' W 109.39 feet to a concrete monument found at the northwest corner of Lot 21 and the northeast corner of Lot 20, being also the northwest corner of said Lot 3 of said Resubdivision;

(3) N 62° 06' W 108.83 feet to an iron stake found at the northwest corner of Lot 20 and the northeast corner of Lot 19;

(4) N 62° 01' W 108.71 feet to an iron stake found at the northwest corner of Lot 19 and the northeast corner of Lot 18, being also the northeast corner of said Lot A of the Resubdivision of said Lot 18;

(5) N 62° 03' W 75.02 feet to an iron stake found at the northwest corner of said Lot A;

(6) N 62° 26' W 33.78 feet to an iron stake found at the northwest corner of said Lot 18 and the northeast corner of Lot 17;

(7) N 62° 10' W 81.82 feet to an iron stake found at the northwest corner of said Lot 17 and the northeast corner of said Lot 16;

(8) N 62° 13' W 83.01 feet to an old bolt found for the southwest corner of said 2.45 acre tract, being also the most southerly southeast corner of a 30.78 acre tract, a part of the aforesaid 131 2/3 acre tract, designated Second Tract in a deed from Edward R. Rathgeber, Jr., and Ted Wendlandt to Mike Elege-33 Ltd., as recorded in Volume 4362, Page 773, Travis County Deed Records;

THENCE with a fence along the west line of the said 5.0 acre tract, being also the most southerly east line of Second Tract of 30.78 acres, and being also with the west line of the said Austin Catering Service, Inc., 2.45 acre tract and with the west line of that 2.50 acre tract, a part of the said Fox Schmidt Company 5.00 acre tract, as described in a deed from Alex Applewhite to Austin Catering Service, Inc., as recorded in Volume 4095, Page 1814, Travis County Deed Records, courses numbered 9-10 inclusive, as follows:

(9) N 27° 52' E 144.75 feet to an iron stake found at the northwest corner of the said 2.45 acre tract and the southwest corner of the said 2.50 acre tract;

(10) N 27° 54' E 150.03 feet to an iron stake found near corner of fence at the northwest corner of the said 2.50 acre tract, being also the northwest corner of the said 5.0 acre tract and an ell corner of said Tract #2 of 30.78 acres;

(11) THENCE with a south line of Second Tract of 30.78 acres, being also the north line of the said 5.0 acre tract, being also the north line of said 2.50 acre tract, and being with a fence, S 62° 36' E 101.38 feet to an iron stake found near corner of fence at a southeast corner of Second Tract of 30.78 acres, being also the southwest corner of that 22.78 acre tract, a portion of the aforesaid 131 2/3 acre tract, as described in a deed from Mrs. Ellen Powell to B. E. Glenn as recorded in Volume 1453, Page 126, Travis County Deed Records,

and being also the southwest corner of that tract of land out of the said 22.78 acre tract described as 11.9 acres and designated as Tract No. 1 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records;

(12) THENCE with a fence along the west line of the said Glenn 22.78 acre tract, being also the west line of said Tract No. 1 described as 11.9 acres, being also an east line of Second Tract of 30.78 acres, N 19° 08' E 626.22 feet to an iron stake found near corner of fence for the northwest corner of said Tract No. 1 described as 11.9 acres, being also the most westerly corner of Tract No. 3 of 1.80 acres, a part of the said Glenn 22.78 acre tract, described in said deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records, said iron stake being the southwest corner of that remaining portion of the said Glenn 22.78 acre tract conveyed to W. C. Trousdale, et ux, in Volume 2257, Page 367, Travis County Deed Records;

(13) THENCE with a fence along the north line of said Tract No. 3 of 1.80 acres, being also a south line of the said Trousdale property, N 67° 32' E 326.19 feet to an iron stake in the south line of William Cannon Drive, said iron stake being at the most westerly corner of that 1.23 acre tract described as Number Three in a deed from Hudson Properties to the City of Austin in Volume 5172, Page 1055, Travis County Deed Records, said iron stake being also the most southerly corner of that 0.85 of one acre tract described in a deed from W. C. Trousdale, et ux, to the City of Austin in Volume 5158, Page 2060, Travis County Deed Records;

(14) THENCE with the south line of William Cannon Drive, being also the south line of the said 1.23 acre tract, S 68° 53' E 424.98 feet to an iron stake at point of curve;

(15) THENCE with the curving south line of William Cannon Drive, being also the curving south line of the said 1.23 acre tract, an arc distance of 2.05 feet, said curve having a radius of 540.60 feet and a chord of which bears S 68° 46' 29" E 2.05 feet to an iron stake in a south line of the said Glenn 22.78 acre tract, being also a south line of said Tract No. 2 of 2.88 acres, and being in the north line of the Thomas 1.0 acre tract, a part of the aforesaid Walker 131 2/3 acre tract described in Volume 543, Page 503, Travis County Deed Records, said Thomas 1.0 acre tract being described in Volume 1325, Page 425, Travis County Deed Records;

(16) THENCE with a south line of the said Glenn 22.78 acre tract, being also a south line of said Tract No. 2 of 2.88 acres, being also the north line of the Thomas 1.0 acre tract, S 82° 46' W 64.68 feet to an iron stake found for the northwest corner of the said Thomas 1.0 acre tract and an ell corner of said Tract No. 2 of 2.88 acres, and being also an ell corner of the said Glenn 22.78 acre tract;

(17) THENCE with a fence along an east line of the said Glenn 22.78 acre tract, being also an east line of the said Tract No. 2 of 2.88 acres, and being also a west line of the said Thomas 1.0 acre tract, S 7° 18' E 72.01 feet to an iron stake found near corner of fence;

(18) THENCE with an east line of said Tract No. 2 of 2.88 acres, being also an east line of the said Glenn 22.78 acre tract, being also a west line of the said Thomas 1.0 acre tract, and being with a fence, S 30° 32' W at 189.18 feet passing the most southerly southeast corner of said Tract No. 2 of 2.88 acres, being also a corner of said Tract No. 1 described as 11.9 acres in all 191.18 feet to an iron stake found near corner of fence for the southwest corner of the said Thomas 1.0 acre tract, being also a corner of said Tract No. 1 described as 11.9 acres, and being also a corner of the said Glenn 22.78 acre tract;

(19) THENCE with a portion of a fence along a north line of said Tract No. 1 described as 11.9 acres, being also a north line of the said Glenn 22.78 acre tract, and being also the south line of the said Thomas 1.0 acre tract, S 59° 31' E at 140 feet passing an iron stake found for the northeast corner of said Tract No. 1 described as 11.9 acres, being also a northeast corner of the said Glenn 22.78 acre tract, being also the southeast corner of the said Thomas 1.0 acre tract, in all 140.75 feet to an iron stake in the west right-of-way line of South Interregional Highway or Interstate Highway #35, as established by the Texas Highway Department right-of-way markers set 1.0 foot inside the highway right-of-way line;

THENCE with the west right-of-way line of South Interregional Highway (Interstate Highway #35), being also with the east line of the said Glenn 22.78 acre tract, being also the east line of the said Tract No. 1 described as 11.9 acres, and being with the east line of the aforesaid Fox Schmidt Company 5.00 acre tract, being also the east line of the said Austin Catering Services, Inc., tracts of 2.50 acres and 2.45 acres, as used upon the ground, courses numbered 20-21 inclusive, as follows:

(20) S 30° 34' W at 622.04 feet passing the southeast corner of said Tract No. 1 described as 11.9 acres, being also the southeast corner of the said Glenn 22.78 acres, being also the northeast corner of the aforesaid Austin Catering Service 2.50 acre tract, being also the northeast corner of the said Fox Schmidt Company 5.00 acre tract, at 772.05 feet passing the southeast corner of the said 2.50 acre tract and the northeast corner of the said 2.45 acre tract, in all 827.08 feet to an angle point;

(21) S 23° 26' W 95.90 feet to the Place of Beginning; and,

TRACT 3: SAVE AND EXCEPT the South 325 feet of 17.896 acres of land out of the William Cannon League Survey #19, Abstract #6, in Travis County, Texas, and being composed of the following tracts: being all of that tract of land described as 11.9 acres and designated as Tract No. 1, being part of that tract of land described as 2.88 acres and designated as Tract No. 2, and being part of that tract of land described as 1.80 acres and designated as Tract No. 3 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records, and being all of that tract of land described as 2.50 acres more or less, in a deed from Alex Applewhite to Austin Catering Service, Inc., as recorded in Volume 4095, Page 1814,



Travis County Deed Records, and being all of that tract of land described as 2.45 acres more or less, in a deed from J. C. Roy Jones to Austin Catering Service, Inc., as recorded in Volume 3827, Page 2200, Travis County Deed Records, said tracts being a portion of that 131.66 acre tract out of the William Cannon League Survey #19, described in a deed from Maude M. Dickinson, individually and as independent executrix of the estate of B. S. Dickinson to Horace Walker as recorded in Volume 543, Page 503, Travis County Deed Records, said Tract No. 1 described as 11.9 acres, said Tract No. 2 of 2.88 acres and Tract No. 3 of 1.80 acres being a portion of a 22.78 acre tract out of the said 131 2/3 acre tract as described in a deed from Mrs. Ellen Powell to B. E. Glenn as recorded in Volume 1453, Page 126, Travis County Deed Records, said 2.50 acre tract and said 2.45 acre tract being a portion of a 5.0 acre tract out of the said 131 2/3 acre tract, as described in a deed to Fox Schmidt Company as recorded in Volume 2726, Page 164, Travis County Deed Records, said 17.896 acres being a portion of that 19.556 acre tract conveyed to Hudson Properties in Volume 4930, Page 860, Travis County Deed Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument at the northeast corner of Lot 22, Block B of Circle "S" Ridge, Section One, a subdivision of a portion of the William Cannon League Survey #19 in Travis County, Texas, as shown on a map or plat which is recorded in Plat Book 4, Page 285, Travis County Plat Records, being also the northeast corner of Lot 3 of the Resubdivision of Lot 21 and the north part of Lot 22 of Block B, Circle "S" Ridge, Section One, as shown on a map of record in Plat Book 6, Page 137, Travis County Plat Records, said concrete monument being also the southeast corner of that 2.45 acre tract out of the William Cannon League Survey #19 described in a deed from J. C. Roy Jones to Austin Catering Service, Inc., as recorded in Volume 3827, Page 2200, Travis County Deed Records, said 2.45 acre tract being out of that 5.0 acre tract conveyed to Fox Schmidt Company in Volume 2726, Page 164, Travis County Deed Records, said 5.0 acre tract being a portion of a 131 2/3 acre tract described in a deed from Maude M. Dickinson, individually and as independent executrix of the Estate of B. S. Dickinson to Horace Walker as recorded in Volume 543, Page 503, Travis County Deed Records, said concrete monument being in the west right-of-way line of South Interregional Highway or Interstate Highway #35;

THENCE with the south line of the said 2.45 acre tract, being also with the north line of Lots 22, 21, 20, 19, 18, 17, 16 and a portion of the north line of Lot 15, Block B, Circle "S" Ridge, Section One, being also with the north line of said Lot 3 of said Resubdivision of Lot 21 and the north part of Lot 22, and being also with the north line of Lot A of the Resubdivision of Lot 18, Block B of Circle "S" Ridge, Section One, as recorded in Plat Book 51, Page 2, Travis County Plat Records, courses numbered 1-8 inclusive, as follows:

(1) N 62° 16' W 126.77 feet to an iron stake found at the northwest corner of said Lot 22 and the northeast corner of said Lot 21;

(2) N 62° 08' W 109.39 feet to a concrete monument found at the northwest corner of Lot 21 and the northeast corner of Lot 20, being also the northwest corner of said Lot 3 of said Resubdivision;

(3) N 62° 06' W 108.83 feet to an iron stake found at the northwest corner of Lot 20 and the northeast corner of Lot 19;

(4) N 62° 01' W 108.71 feet to an iron stake found at the northwest corner of Lot 19 and the northeast corner of Lot 18, being also the northeast corner of said Lot A of the Resubdivision of said Lot 18;

(5) N 62° 03' W 75.02 feet to an iron stake found at the northwest corner of said Lot A;

(6) N 62° 26' W 33.78 feet to an iron stake found at the northwest corner of said Lot 18 and the northeast corner of Lot 17;

(7) N 62° 10' W 81.82 feet to an iron stake found at the northwest corner of said Lot 17 and the northeast corner of said Lot 16;

(8) N 62° 13' W 83.01 feet to an old bolt found for the southwest corner of said 2.45 acre tract, being also the most southerly southeast corner of a 30.78 acre tract, a part of the aforesaid 131 2/3 acre tract, designated Second Tract in a deed from Edward R. Rathgeber, Jr., and Ted Wendlandt to Mike Elege-33 Ltd., as recorded in Volume 4362, Page 773, Travis County Deed Records;

THENCE with a fence along the west line of the said 5.0 acre tract, being also the most southerly east line of Second Tract of 30.78 acres, and being also with the west line of the said Austin Catering Service, Inc., 2.45 acre tract and with the west line of that 2.50 acre tract, a part of the said Fox Schmidt Company 5.00 acre tract, as described in a deed from Alex Applewhite to Austin Catering Service, Inc., as recorded in Volume 4095, Page 1814, Travis County Deed Records, courses numbered 9-10 inclusive, as follows:

(9) N 27° 52' E 144.75 feet to an iron stake found at the northwest corner of the said 2.45 acre tract and the southwest corner of the said 2.50 acre tract;

(10) N 27° 54' E 150.03 feet to an iron stake found near corner of fence at the northwest corner of the said 2.50 acre tract, being also the northwest corner of the said 5.0 acre tract and an ell corner of said Tract #2 of 30.78 acres;

(11) THENCE with a south line of Second Tract of 30.78 acres, being also the north line of the said 5.0 acre tract, being also the north line of said 2.50 acre tract, and being with a fence, S 62° 36' E 101.38 feet to an iron stake found near corner of fence at a southeast corner of Second Tract of 30.78 acres,

being also the southwest corner of that 22.78 acre tract, a portion of the aforesaid 131 2/3 acre tract, as described in a deed from Mrs. Ellen Powell to B. E. Glenn as recorded in Volume 1453, Page 126, Travis County Deed Records, and being also the southwest corner of that tract of land out of the said 22.78 acre tract described as 11.9 acres and designated as Tract No. 1 in a deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman, Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records;

(12) THENCE with a fence along the west line of the said Glenn 22.78 acre tract, being also the west line of said Tract No. 1 described as 11.9 acres, being also an east line of Second Tract of 30.78 acres, N 19° 08' E 626.22 feet to an iron stake found near corner of fence for the northwest corner of said Tract No. 1 described as 11.9 acres, being also the most westerly corner of Tract No. 3 of 1.80 acres, a part of the said Glenn 22.78 acre tract, described in said deed from Irvin A. Ebaugh to Austin Catering Service, Inc., and Will Thurman Jr., as recorded in Volume 3836, Page 73, Travis County Deed Records, said iron stake being the southwest corner of that remaining portion of the said Glenn 22.78 acre tract conveyed to W. C. Trousdale, et ux, in Volume 2257, Page 367, Travis County Deed Records;

(13) THENCE with a fence along the north line of said Tract No. 3 of 1.80 acres, being also a south line of the said Trousdale property, N 67° 32' E 326.19 feet to an iron stake in the south line of William Cannon Drive, said iron stake being at the most westerly corner of that 1.23 acre tract described as Number Three in a deed from Hudson Properties to the City of Austin in Volume 5172, Page 1055, Travis County Deed Records, said iron stake being also the most southerly corner of that 0.85 of one acre tract described in a deed from W. C. Trousdale, et ux, to the City of Austin in Volume 5158, Page 2060, Travis County Deed Records;

(14) THENCE with the south line of William Cannon Drive, being also the south line of the said 1.23 acre tract, S 68° 53' E 424.98 feet to an iron stake at point of curve;

(15) THENCE with the curving south line of William Cannon Drive, being also the curving south line of the said 1.23 acre tract, an arc distance of 2.05 feet, said curve having a radius of 540.60 feet and a chord of which bears S 68° 46' 29" E 2.05 feet to an iron stake in a south line of the said Glenn 22.78 acre tract, being also a south line of said Tract No. 2 of 2.88 acres, and being in the north line of the Thomas 1.0 acre tract, a part of the aforesaid Walker 131 2/3 acre tract described in Volume 543, Page 503, Travis County Deed Records, said Thomas 1.0 acre tract being described in Volume 1325, Page 425, Travis County Deed Records;

(16) THENCE with a south line of the said Glenn 22.78 acre tract, being also a south line of said Tract No. 2 of 2.88 acres, being also the north line of the Thomas 1.0 acre tract, S 82° 46' W 64.68 feet to an iron stake found for the northwest corner of the said Thomas 1.0 acre tract and an ell corner of said Tract No. 2 of 2.88 acres, and being also an ell corner of the said Glenn 22.78 acre tract;

(17) THENCE with a fence along an east line of the said Glenn 22.78 acre tract, being also an east line of the said Tract No. 2 of 2.88 acres, and being also a west line of the said Thomas 1.0 acre tract, S 7° 18' E 72.01 feet to an iron stake found near corner of fence;

(18) THENCE with an east line of said Tract No. 2 of 2.88 acres, being also an east line of the said Glenn 22.78 acre tract, being also a west line of the said Thomas 1.0 acre tract, and being with a fence, S 30° 32' W at 189.18 feet passing the most southerly southeast corner of said Tract No. 2 of 2.88 acres, being also a corner of said Tract No. 1 described as 11.9 acres in all 191.18 feet to an iron stake found near corner of fence for the southwest corner of the said Thomas 1.0 acre tract, being also a corner of said Tract No. 1 described as 11.9 acres, and being also a corner of the said Glenn 22.78 acre tract;

(19) THENCE with a portion of a fence along a north line of said Tract No. 1 described as 11.9 acres, being also a north line of the said Glenn 22.78 acre tract, and being also the south line of the said Thomas 1.0 acre tract, S 59° 31' E at 140 feet passing an iron stake found for the northeast corner of said Tract No. 1 described as 11.9 acres, being also a northeast corner of the said Glenn 22.78 acre tract, being also the southeast corner of the said Thomas 1.0 acre tract, in all 140.75 feet to an iron stake in the west right-of-way line of South Interregional Highway or Interstate Highway #35, as established by the Texas Highway Department right-of-way markers set 1.0 foot inside the highway right-of-way line;

THENCE with the west right-of-way line of South Interregional Highway (Interstate Highway #35), being also with the east line of the said Glenn 22.78 acre tract, being also the east line of the said Tract No. 1 described as 11.9 acres, and being with the east line of the aforesaid Fox Schmidt Company 5.00 acre tract, being also the east line of the said Austin Catering Services, Inc., tracts of 2.50 acres and 2.45 acres, as used upon the ground, courses numbered 20-21 inclusive, as follows:

(20) S 30° 34' W at 622.04 feet passing the southeast corner of said Tract No. 1 described as 11.9 acres, being also the southeast corner of the said Glenn 22.78 acres, being also the northeast corner of the aforesaid Austin Catering Service 2.50 acre tract, being also the northeast corner of the said Fox Schmidt Company 5.00 acre tract, at 772.05 feet passing the southeast corner of the said 2.50 acre tract and the northeast corner of the said 2.45 acre tract, in all 827.08 feet to an angle point;

(21) S 23° 26' W 95.90 feet to the PLACE OF BEGINNING,  
locally known as 700-800 Block of William Cannon Drive and 6600-6724 South Interstate 35, in the City of Austin, Travis County, Texas; and,

(8) From Interim "A" Residence, Interim First Height and Area District to "C" Commercial, First Height and Area District on the property described in File C14-75-100, to-wit:

A 9.93-acre tract of land out of the J. C. Tannehill League, Travis County, Texas, a part of the Edward Meschke 40 acre tract as recorded in Volume 632, Page 269, of the Deed Records of Travis County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the northeasterly corner of said 9.93 acre tract, same point being a concrete monument in the westerly right-of-way line of Ed Bluestein Boulevard (Loop 111) and also being the southeasterly corner of the Jacquelyne Tiemann tract as recorded in Volume 3927, Page 1916, of the Travis County Deed Records;

THENCE, S 13° 14' W 688.24 feet along the westerly right-of-way line of Ed Bluestein Boulevard, to an iron pipe at the southeasterly corner;

THENCE, N 60° 18' W 597.80 feet to the centerline of a Texas Pipeline Company easement at the southwesterly corner;

THENCE, N 4° 30' E 729.12 feet to a point for the northwesterly corner;

THENCE, S 60° 19' E 712.97 feet to the PLACE OF BEGINNING,

locally known as 3401 Ed Bluestein Boulevard, in the City of Austin, Travis County, Texas; and,

- (9) From Interim "A" Residence, Interim First Height and Area District to "DL" Light Industrial, First Height and Area District on the property described in File C14-77-185, to-wit:

A 7.54 acre parcel of land, comprised of three tracts, out of the William Cannon League #19, said 7.54 acres being more particularly described by metes and bounds as follows:

Tract 1: A 2.00-acre tract of land out of the William Cannon League #19, in Travis County, Texas; and being also a portion of that tract of land which was conveyed by Horace Walker to C. W. Powell as recorded in Volume 778, Page 20, of the Deed Records of Travis County; and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake which is the southeast corner of that 2.5 acre tract of land heretofore conveyed by C. W. Powell, et ux, to Grover D. Porter as recorded in Volume 1149, Page 336, of the Deed Records of Travis County, said stake being on the north line of Circle "S" Ridge Addition to the County of Travis as shown in Plat Record Book 4, Page 285, of the Travis County Plat Records; and being N 15° 45' E 1220.07 feet and S 64° 58' E 293.6 feet distance from the southwest corner of the 129.67 acre tract conveyed to C. W. Powell by Horace Walker heretofore set out;

THENCE with the east line of the Grover Daniel Porter 2.5 acre tract of land, N 15° 44' E 399.6 feet to an iron stake, and from which stake a "x" on the north fork of a Twin Live Oak 16" in diameter bears N 28° 45' W 145.3 feet;

THENCE S 74° 16' E 208.94 feet to an iron stake on the northeast corner of the tract here described;

THENCE S 15° 44' W 436.8 feet to an iron stake on the north line of the Circle "S" Ridge Addition;

THENCE N 62° 31' W 62.3 feet to a concrete monument;

THENCE with the north line of Circle "S" Ridge Addition, N 64° 58' W 149.91 feet to the Place of Beginning; and,

Tract 2: A 1.5 acre tract of land out of the William Cannon League #19, lying and being situated in Travis County, Texas, and being a portion of that tract which was conveyed by Horace Walker to C. W. Powell as recorded in the Deed Records of Travis County, Texas, Volume 778, Page 20, and being more particularly described by metes and bounds as follows:

For BEGINNING corner of this tract, use an iron pipe set at the southeast corner of a 2-acre tract deeded to Capitol City Steel Company, such deed being recorded in Volume 1289, at Page 433 of the Deed Records of Travis County, which point is S 62° 31' E 62.38 feet from a concrete monument at an angle point in the north line of Circle "S" Ridge Addition, a map of which is recorded in Book 4, Page 285 of the Travis County Plat Records;

THENCE, N 15° 44' E 436.8 feet with east line of Capitol City Steel Company 2-acre tract an iron rod with stake for its northeast corner at the northwest corner of tract herein described;

THENCE, S 74° 16' E 144.61 feet to an iron rod with stake for the northeast corner of this tract;

THENCE, S 15° 44' W 466.88 feet to the southeast corner of this tract, an iron rod with stake on north line of Circle "S" Ridge Addition;

THENCE, N 62° 31' W 147.71 feet with north line of Circle "S" Ridge Addition to the Place of Beginning; and,

Tract 3: A 4.04-acre tract of land out of the William Cannon League, in Travis County, Texas, being a portion of that certain 129.67 acre tract of land as conveyed by Horace Walker to C. W. Powell by deed recorded in Volume 778, Page 20, of the Travis County Deed Records, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the southeast corner of that certain tract of land as conveyed to Capitol City Steel Company by deed recorded in Volume 1571, Page 44, of the Travis County Deed Records, for the southwest corner hereof;

THENCE, N 16° 48' E for a distance of 466.46 feet along the east line of the said tract conveyed to Capitol City Steel Company and along a wire fence to an iron stake at the southeast corner of that certain tract conveyed to Capitol City Steel Company for the northwest corner hereof;

THENCE, S 73° 09' E for a distance of 350.00 feet to an iron stake for the northeast corner hereof;

THENCE, S 16° 51' W for a distance of 538.32 feet to an iron stake in the north line of Circle "S" Ridge, a subdivision of the County of Travis as recorded in Book 4, Page 285, of the Travis County Plat Records, for the southeast corner hereof;

THENCE along the north line of Circle "S" Ridge Subdivision, N 61° 30' W for a distance of 356.22 feet to the PLACE OF BEGINNING,

locally known as the Rear of 5717 Circle S Road, in the City of Austin, Travis County, Texas; and,

- (10) From "B" Residence District to "B-H" Residence-Historic District on the property described in File C14h-78-001, to-wit:

Lot 8, Outlot 23 1/2, Division D, Louis Horst Addition, Original City of Austin, a subdivision in the City of Austin, Travis County, Texas, according to a map or deed of record in Volume 5642, at Page 589, of the Deed Records of Travis County, Texas,

locally known as 2102 Nueces Street (Rutherford House), in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

March 16, 1978

APPROVED:

City Attorney

X  
X  
X  
X

*Carole Keeton McClellan*  
Mayor

ATTEST:

City Clerk

JM:dc